

Staff Analysis:

Site Description & Land Use: The petitioned site, which is composed of multiple lots, is an L-shaped parcel with frontage on Canal Boulevard, Walker Street, and Louis XIV Street in the Lakeview neighborhood. The site spans the full width of the block along Canal Boulevard, extending 250' in width along Canal Boulevard, and the full depth of the block along Walker Street, measuring 273' in depth along Walker Street. It has 100' of frontage on Louis XIV Street and 144' of frontage on Conrad Street. The portion of the site with frontage on Canal Boulevard is developed with an approximately 28,000 square foot modernist structure constructed of masonry and concrete which is single-story with a partial second floor. From 1971 until 2005, the structure served as the home of Congregation Beth Israel synagogue. The structure was vacant and the portion of the site to the rear of the structure was undeveloped until a zoning change and conditional use was approved in 2012 and went into effect in 2013. This zoning change modified the base zoning district from an LRS-1 Lakeview Single-Family Residential District to an LB-2 Lake Area Neighborhood Business District and approved a conditional use to permit commercial uses in an existing building greater than 5,000 square feet in floor area. With the passage of this ordinance, the site has since been used as East Jefferson Primary Care Lakeview, a medical clinic. Lots 9 and 10-A were since developed into a parking lot associated with the clinic.

Surrounding Land Use Trends: Aside from occasional non-residential sites, including the subject site, the S-LRS1 Suburban Lakeview Single-Family Residential District is predominantly single-family residential in nature, with some instances of two-family residences. The S-LRS1 District features an eclectic housing stock, with a mix of older structures dating from the area's original development and newer structures built since Hurricane Katrina. Most of the S-LRS1 District was originally developed between 1929 and 1949, and the district still retains many homes from this era, including a variety of bungalow-style residences. Later examples of the district's original housing stock include various mid-century residences, including many ranch-style, slab-on-grade homes. Since Hurricane Katrina, many of these original structures have been replaced with new structures. The historic land use pattern in this portion of Lakeview is almost exclusively single-family residential with the occasional appearance of two-family, multi-family, and institutional uses.

Surrounding FLUM Designations: The petitioned sites are located in an S-LRS1 Suburban Lakeview Single-Family Residential base zoning district. The petitioned sites and the majority of the surrounding area is designated Residential Single-Family Post-War. There is one nearby instance of Neighborhood Commercial on the downtown river side corner of Canal and Robert E. Lee Boulevards, which is developed with a strip center development-style shopping center including a dental clinic, hardware store, and real estate offices. The lots on the adjacent squares to the subject

squares that front Robert E. Lee Boulevard are designated Mixed-Use Low Density. One of these squares, Square 48A, contains a multi-family development, townhome in style. Square 49A contains the John Jay Beauty College vocational school.

Impacts: The request would have minimal impact since the site previously went through a zoning change and conditional use to permit the current use. The site is now legally nonconforming. There was no opposition to this case when it went to the City Planning Commission and City Council for the zoning change and conditional use.

Recommendation: **Approval** of the FLUM Designation Change to **Neighborhood Commercial**.

Reason for Recommendation:

1. The desired FLUM designation would provide consistency of the use with the Master Plan, as the previous granting of the zoning change and conditional use was inconsistent with the Master Plan. The site is already utilized as a neighborhood commercial type of use.
2. Under the previous Comprehensive Zoning Ordinance, the property was changed to a base zoning district of LB-2 Lake Area Neighborhood Business District. Under the new CZO, this changed to S-LRS1 Suburban Lakeview Single-Family Residential District. A FLUM change to Neighborhood Commercial would support the City Planning Commission's previous decision approving the zoning change and would provide consistency across the board.

Request number: PD05-02

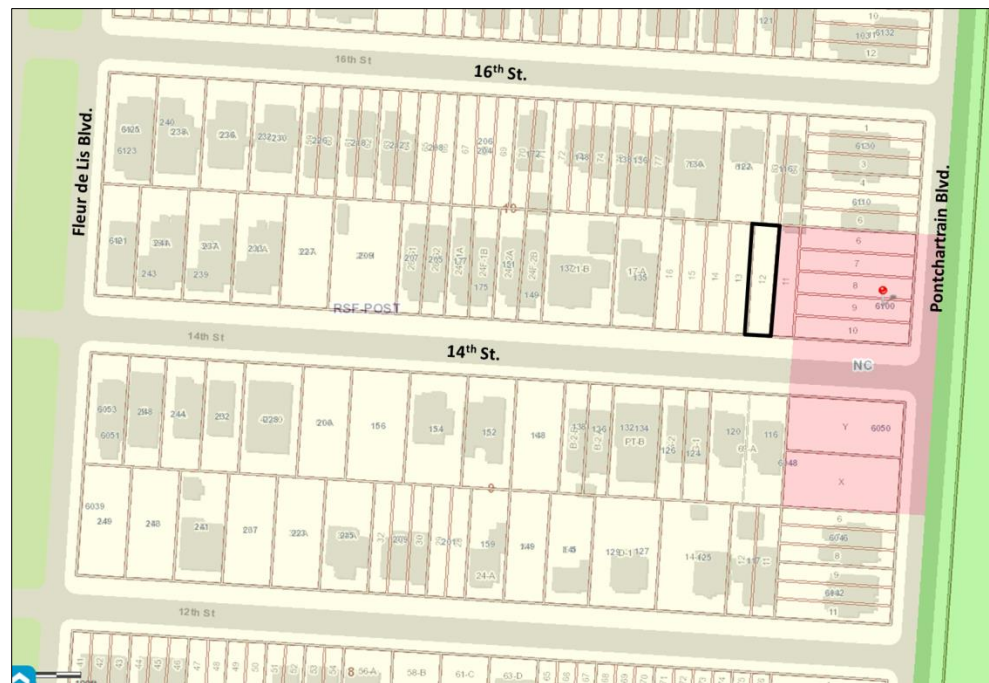
Applicant: Lakeview Jems and City Planning Commission

Council District: A

Request: *Change of Future Land Use Map Designation from Residential Single-Family Post-War to Neighborhood Commercial.*

Location: Lots 12, Square 10, bounded by Pontchartrain Boulevard, 14th Street, Fleur de Lis Boulevard, and 16th Street in the Seventh Municipal District. The municipal address is 6100 Pontchartrain Boulevard. The properties are located in the Lakeview neighborhood.

FLUM Map:



Current Zoning: S-LB1 Suburban Lake Area Neighborhood Business District

Current Land Use: Vacant

Purpose: The current FLUM designation is inconsistent with the historical base zoning as well as the current zoning (as a result of a recent zoning change, ZD 109-16). The additional six lots owned by the property owner are all designated as Neighborhood Commercial and were previously used in conjunction as a commercial use.

Staff Analysis: *Site Description & Land Use:* The subject site, Lot 12, is an interior, rectangular lot with twenty four feet (24') of frontage on 14th street. It is

one hundred twenty feet (120') deep, for a total lot area of two thousand eight hundred eighty square feet (2,880 sf) in the Lakeview neighborhood. The owner of Lot 12 is also the owner of Lots 6-11, which are directly adjacent to the subject site. In the past, Lots 6-12 have functioned as a single site with regards to both ownership and use. In total, Lots 6-12 are twenty thousand, one hundred sixty square feet (20,160 sf) in area and are currently unimproved. While Lot 12 is zoned as an S-LRS1 Suburban Lakeview Single-Family Residential District, Lots 6-11 are all zoned as an S-LB1 Suburban Lake Area Neighborhood Business District. The lots to the north and west of the subject site are also zoned as an S-LRS1 Suburban Lakeview Single-Family Residential District. In the previous CZO, effective up until August 2015, Lot 12, as well as neighboring lots 6-11, were all zoned as LB-1, the comparable zoning district to S-LB1. The zoning was changed with the adoption of the new CZO in August of 2015. The site was historically used commercially as a greenhouse/nursey, though it also contained a residence.

Surrounding Land Use Trends: The surrounding area is largely single- and two-family residential with the occasional occurrence of vacant lots and one lot with commercial office uses. The neutral ground along Pontchartrain Boulevard is used as open space and parkland. The historic land use pattern in this portion of Lakeview consists of almost all single- or multi-family dwellings. There was previously a church located on the lot now used commercially.

Surrounding FLUM Designations: The petitioned site is located in an S-LB1 Suburban Lake Area Neighborhood Business District with the surrounding area primarily zoned S-LRS1 Suburban Lakeview Single-Family Residential. The FLUM designation for the petitioned site is Residential Single-Family Post-War, which is inconsistent with its new and historical zoning. Additionally, the adjacent lots under common ownership have FLUM designations of Neighborhood Commercial. The corner lots across 14th Street fronting Pontchartrain Boulevard are also designated Neighborhood Commercial.

Impacts: The request would allow for the redevelopment of the entire site, now vacant, including the subject lot, to a low-impact commercial use. The property owner plans to propose a two-story building with approximately 10,000 square feet of gross floor area, which will house offices and commercial retail space. Additionally, the base zoning district S-LB1 requires commercial uses with over 5,000 square feet of floor area to receive conditional use approval. As the entire site was commercially zoned under the previous Comprehensive Zoning Ordinance, returning it to a commercial FLUM designation would not drastically alter the character of the neighborhood. By approving the FLUM designation change, the subject lot would regain consistency with the Master Plan.

Recommendation: Approval of the FLUM Designation Change to Neighborhood Commercial.

Reason for Recommendation:

1. The desired FLUM designation would provide consistency with the Master Plan, as the previous granting of the zoning change was inconsistent with the Master Plan.
2. Under the previous Comprehensive Zoning Ordinance, the property had a commercial base zoning district of LB-1 Lake Area Neighborhood Business District and was developed as such.

Request number: PD05-03

Applicant: City Planning Commission

Council District: A

Request: *Change of Future Land Use Map Designation from Cemetery to Residential Single-Family Post-War.*

Location: Parcel bounded by Canal Boulevard and Greenwood Cemetery. The municipal address is 5290 Canal Boulevard.

FLUM Map:



Current Zoning: OS-N Neighborhood Open Space District

Current Land Use: Institutional

Purpose: The current FLUM designation does not reflect the use of the subject property and would preclude the site from future development other than cemeteries and accessory buildings.

Staff Analysis: *Site Description & Land Use:* The subject site is a triangular parcel consisting of approximately 448,844 square feet of area between Canal Boulevard and the Greenwood Cemeteries in the Navarre neighborhood between Mid-City and Lakeview. The current land use for the site is institutional (Place of Worship). The historic zoning for the petitioned property was LRS-1 Lakeview Single-Family Residential District prior to August 2015.

Surrounding Land Use Trends: The area around the subject property is varied in use. The Greenwood Cemetery abuts the site on the river side of the property. The New Orleans Terminal Railroad is adjacent on the lake side. The sites along Canal Boulevard range from commercial use, including a motor vehicle service and repair shop and a personal services establishment (beauty salon), to an institutional use (church), to vacant commercial and residential buildings. The area also includes single-, two-family, and multi-family residential uses and the occasional vacant lot.

Surrounding FLUM Designations: The petitioned site is located in an OS-N Neighborhood Open Space base zoning district. The subject property has a Cemetery FLUM designation as does a large expanse of the adjacent properties. The majority of the remaining immediate area to the east as well as toward the Lake is designated Residential Single-Family Pre-War. On the opposite side of the Pontchartrain Expressway, however, the FLUM designation is Residential Single-Family Post War. There is a small area designated at Mixed-Use Medium Density between Greenwood Cemetery and Canal Boulevard as well as a Neighborhood Commercial Corridor at the intersection of Canal Boulevard and Canal Roadway.

Impacts: The request could allow for a zoning change to S-LRS1 Lakeview Single-Family Residential District and would therefore maintain consistency with the Master Plan.

Recommendation: **Approval** of the FLUM Designation Change to **Residential Single-Family Post-War**.

Reason for Recommendation:

1. The current FLUM designation precludes future development on the site for anything except cemeteries and related uses.
2. A change in FLUM designation to Residential Single-Family Post-War situates the site more cohesively with the surrounding area.

Request number: PD05-04

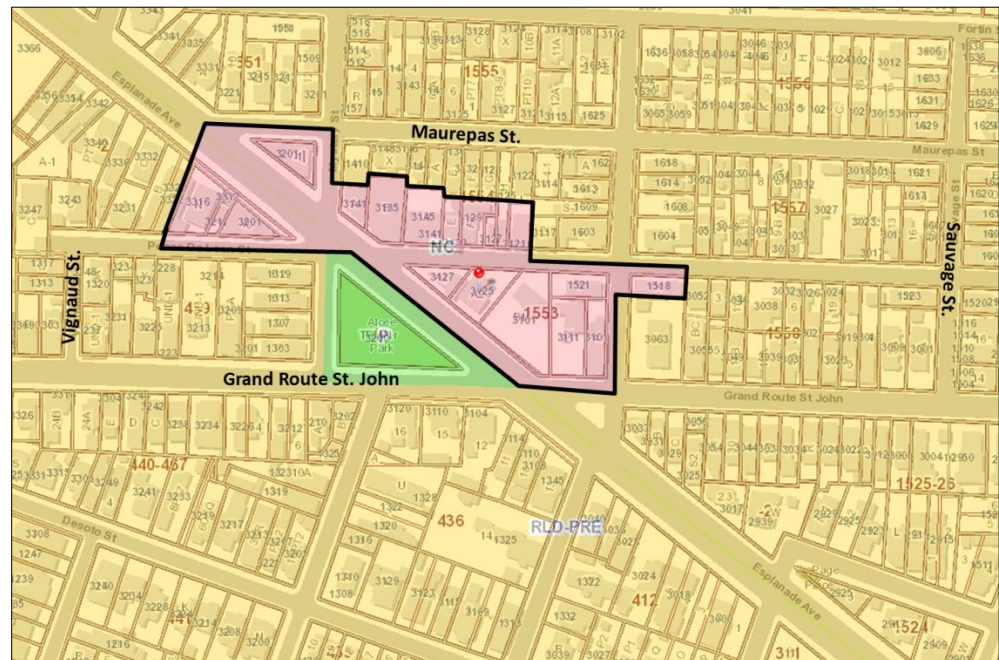
Applicant: City Planning Commission

Council District: A

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Low Density.*

Location: All lots designated Neighborhood Commercial on squares bounded by Maurepas, Sauvage, and Grand Route St. John Streets, and the continuation of Vignaud Street. Lots 13, M, and N, Squares 438, 439, 491, and 492; Lot Triangle, Square 1552; Lots X, L, pt. J and H, pt. E, F-1, G-1, pt. H, X, Square 1554; Lot A-1, A-2, B-1, B-2, A, and 6, Square 1553; and Lot D, Square 1558, in the Third Municipal District. The municipal addresses are 3101, 3125, 3127, 3135, 3139, 3201, 3310, 3312, and 3314 Esplanade Avenue, 3101 and 3111 Grand Route St. John Street, 1518, and 1519 N. Lopez Street, and 3121, 3125, 3127, 3129, 3133, 3141 (units 1-8), Ponce De Leon Street. The properties are located in the Bayou St. John neighborhood.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Commercial, Mixed-Use, Residential

Purpose: In older parts of the city, City Planning proposes changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: *Site Description & Land Use:* The subject area is located along the Esplanade Avenue corridor in the Bayou St. John neighborhood between Vignaud and Sauvage Streets and measures approximately 70,000 square feet. The sites within this footprint are used as single-, two-, and multi-family residential, commercial, and mixed-use containing both residential and commercial uses. The prevalent historical residential development pattern across the petitioned area was two-family residential. The area also contained commercial establishments. Square 1553 contained a greenhouse (or hot house) by 1896 and at least until 1951, according to Sanborn Maps. By 1983, this property was used as a filling station.

Surrounding Land Use Trends: The surrounding area is largely single-, two-, and multi-family residential with the exception of occasional commercial uses, including the Fairgrounds Racetrack. Square 437, is used as open space and parkland. McDonough City Park Academy and Bricolage Academy, institutional uses, and the St. Louis No. 3 Cemetery also nearby. The historic land use pattern in this portion of Bayou St. John consisted of largely single- and two-family dwellings, as well as the occasional occurrence of a multi-family dwelling (e.g. a boarding house). Horse stables were also a historic use as was a mixed-use lot developed with both a single-family dwelling and a coal and wood yard. Stores, including corner stores, were common.

Surrounding FLUM Designations: The FLUM designation for the petitioned site is currently Neighborhood Commercial, however the petitioned area also contains residential uses, including mixed-use with commercial and residential uses in the same structure, as well as multi-family uses. Surrounding FLUM designations include Parkland and Open Space as well as a large RLD-PRE Residential Low Density Pre-War FLUM.

Impacts: This change would allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Low Density**.

Reason for Recommendation:

1. Mixed-Use FLUM categories are more appropriate for the older parts of the city and encourage multi-family residential development.
2. As the petitioned area contains a mix of uses—both residential and commercial, identifying it as Mixed-Use Low Density would provide sites within the area the potential to redevelop with additional residential uses.

Request number: PD05-05

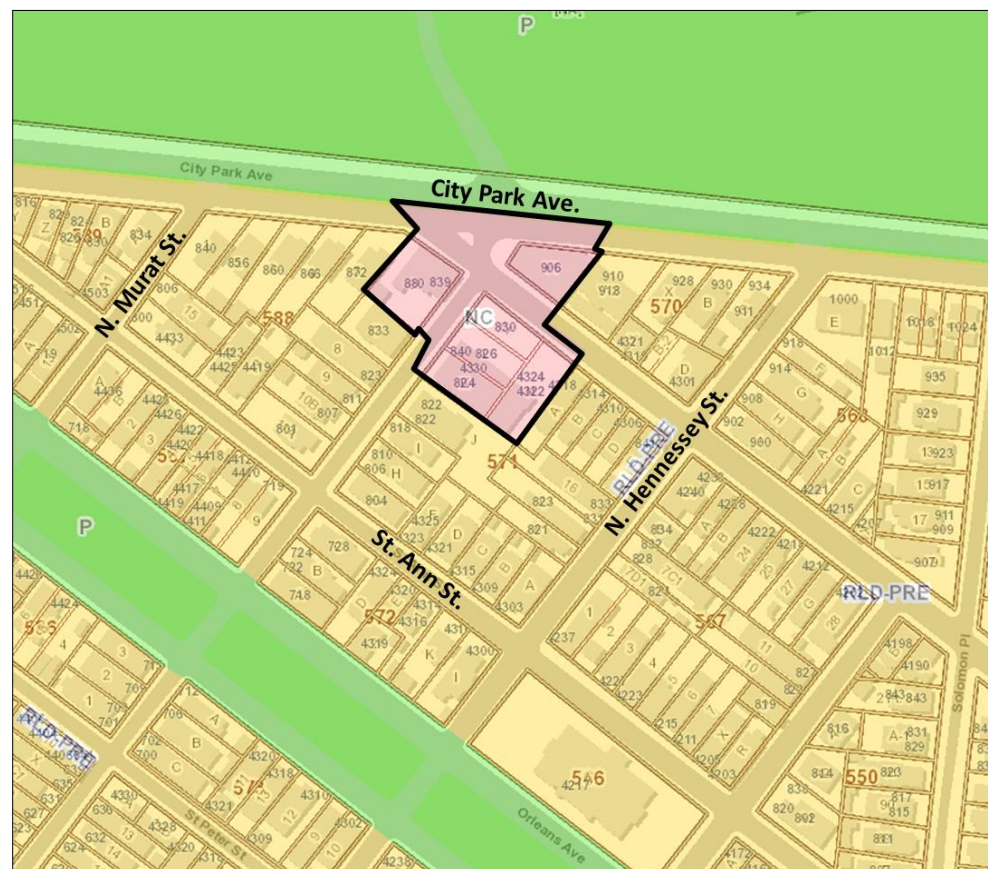
Applicant: City Planning Commission

Council District: A

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed-Use Low Density.*

Location: All lots designated Neighborhood Commercial on squares 571, 588, and 570, bounded by City Park Avenue and N. Hennessey, St. Ann, and N. Murat Streets, in the Second Municipal District. The municipal addresses are 880 and 900 City Park Avenue and 4330 Dumaine Street. The properties are located in the Mid-City neighborhood.

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Commercial, Multi-Family Residential

Purpose: In older parts of the city, City Planning proposes changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations,

generally at the low or medium level. In these “Pre-War” areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis:

Site Description & Land Use: The subject area is located adjacent to City Park along or near City Park Avenue. The subject properties are at the corner of an irregular four-way intersection fronting N. Alexander Street. The petitioned properties within this footprint total approximately 25,857 square feet of area. All three parcels are improved. The property at 880 City Park Avenue is in use as a multi-family residence. Historically, it functioned as a restaurant, beginning by 1909, and by 1940 it was used as a store and a “boat building private garage” (per 1940 Sanborn Maps), before becoming multi-family apartments by 1951. The property has remained in use as multi-family residential since then. The property at 900 City Park Avenue is currently used commercially as a restaurant (Ralph’s on the Park). From 1940 until at least 1994, it operated as two stores. Prior to 1940, and as early as 1909, it was in use as a restaurant. The third parcel, 4330 Dumaine Street, is developed with a multi-tenant strip-mall style commercial building. The parcel was developed with a small store by 1909, however approximately 90% of the lot was still undeveloped. By 1940, the parcel had been redeveloped with a filling station and remained in use as such through at least 1951. By 1983, the site was redeveloped to contain the strip mall in existence today.

Surrounding Land Use Trends: Current land use trends in the surrounding area consist of mostly residential uses, ranging from single-, to two-, to multi-family residences. Other nearby uses include a day care center (Kiddee Korner Child Development Center) and a school (International School of Louisiana). City Park is also in the immediate vicinity. The historic land use pattern in this portion of Mid-City is largely single- and two-family residential, with the occasional occurrence of corner stores, other commercial uses, and limited multi-family residential. The majority of Square 588 was, in 1909, almost entirely developed with an amusement park, except for the petitioned parcel on that square and an adjacent parcel which contained a concrete block fabrication facility.

Surrounding FLUM Designations: The petitioned site is designated Neighborhood Commercial. The FLUM designation for the area around the petitioned site is Residential Low Density Pre-War. Additional FLUM designations near the subject site include Parkland and Open Space.

Impacts: This change could allow for additional multi-family residential opportunities at appropriate locations along or near major corridors and

public transit. These additional residential opportunities should also help address affordable housing issues.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Low Density**.

Reason for Recommendation:

1. Mixed-Use FLUM categories are more appropriate for the older parts of the city and encourage multi-family residential development.

Request number: PD05-06

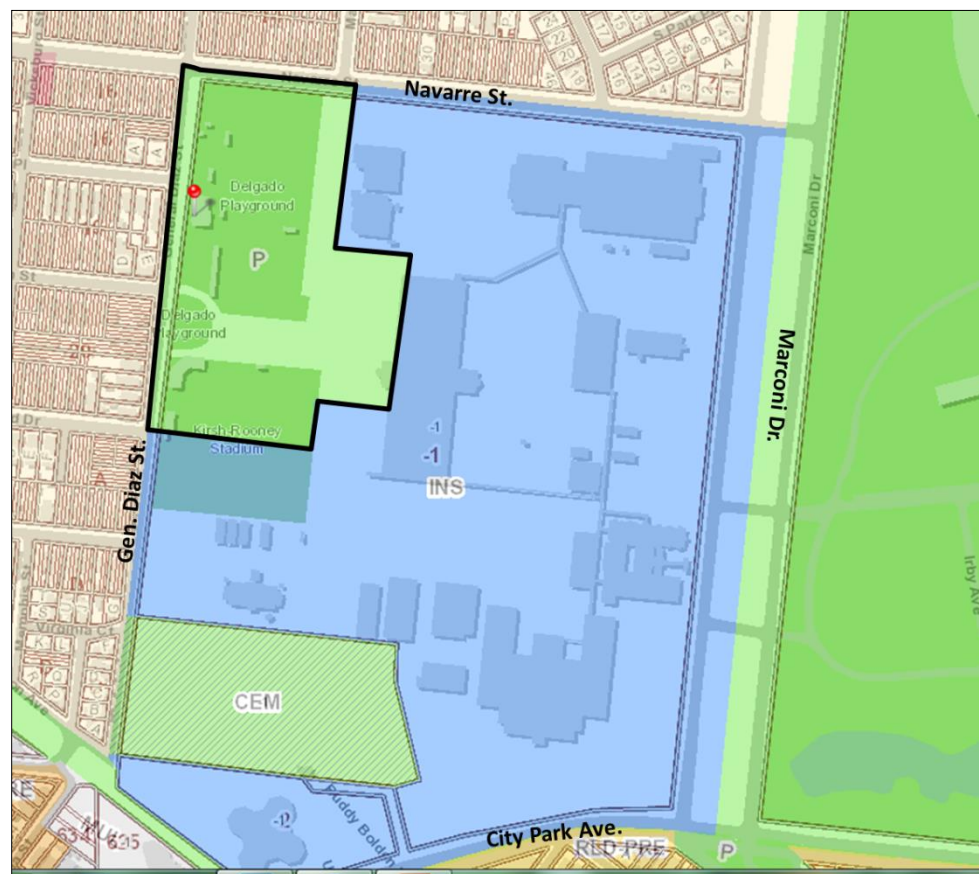
Applicant: City Planning Commission

Council District: A

Request: *Change of Future Land Use Map Designation from Parkland and Open Space to Institutional.*

Location: Portion of land designated Parkland and Open Space on Square CPNO/A, bounded by City Park Avenue, General Diaz and Navarre Streets, and Marconi Drive, in the Second Municipal District. The municipal addresses are 615 City Park Avenue and 5501 General Diaz Street (Old Metairie and General Diaz Exempt).

FLUM Map:



Current Zoning: S-LP Suburban Lake Area Neighborhood Park District

Current Land Use: Institutional

Purpose: City Planning found that a number of sites are designated as “parkland and open space” despite being privately owned. In cases like these, City

Planning proposes incorporating the land area into the Future Land Use Map designation of the surrounding area. It is not appropriate to designate privately owned property as parkland, which denies the owner of any development right.

Staff Analysis:

Site Description & Land Use: The subject area is located within the Delgado Community College campus at the intersection of Navarre Avenue and General Diaz Street. It consists of approximately 400,000 square feet of area within the Square designated as CPNO or A. The land is an institutional use and under Delgado's ownership, despite physical development as a playground area. The segment of the parcel previously operated as a parking lot, though it was still an institutional use as part of Delgado.

Surrounding Land Use Trends: Current land use trends in the surrounding area consist of primarily single- and two-family residential uses. Holt Cemetery, established in the 1879, is located on the same square as Delgado and the petitioned site. City Park and the Tad Gormley Stadium are also in the immediate vicinity. Limited commercial use is also located near the subject site, including restaurants, retail goods establishments, a personal service establishment, a medical clinic, and offices. In addition, Sanborn Maps from 1940 show that United Fruit Company had a Tropical Radio Telegraph Wireless Station on a square adjacent to the subject square.

Surrounding FLUM Designations: FLUM designations for the area around the petitioned site include Residential Single-Family Pre-War, Residential Single-Family Post-War, Institutional, Cemetery, Parkland and Open Space, Neighborhood Commercial, Mixed-Use Low Density, Mixed-Use Medium Density, Residential Low Density Pre-War, Residential Medium Density Pre-War. Additional FLUM designations near the subject site include Parkland and Open Space.

Impacts: The request would correct an inconsistency with the Master Plan FLUM designation and provide the property owner with the opportunity to reconfigure the campus as they see fit. There are no immediate plans to change the use.

Recommendation: **Approval** of the FLUM Designation Change to **Institutional**.

Reason for Recommendation:

1. City Planning found that a number of sites are designated as "parkland and open space" despite being privately owned. It is not appropriate to designate privately owned property as parkland, which denies the owner of any development right.

Request number: PD05-07

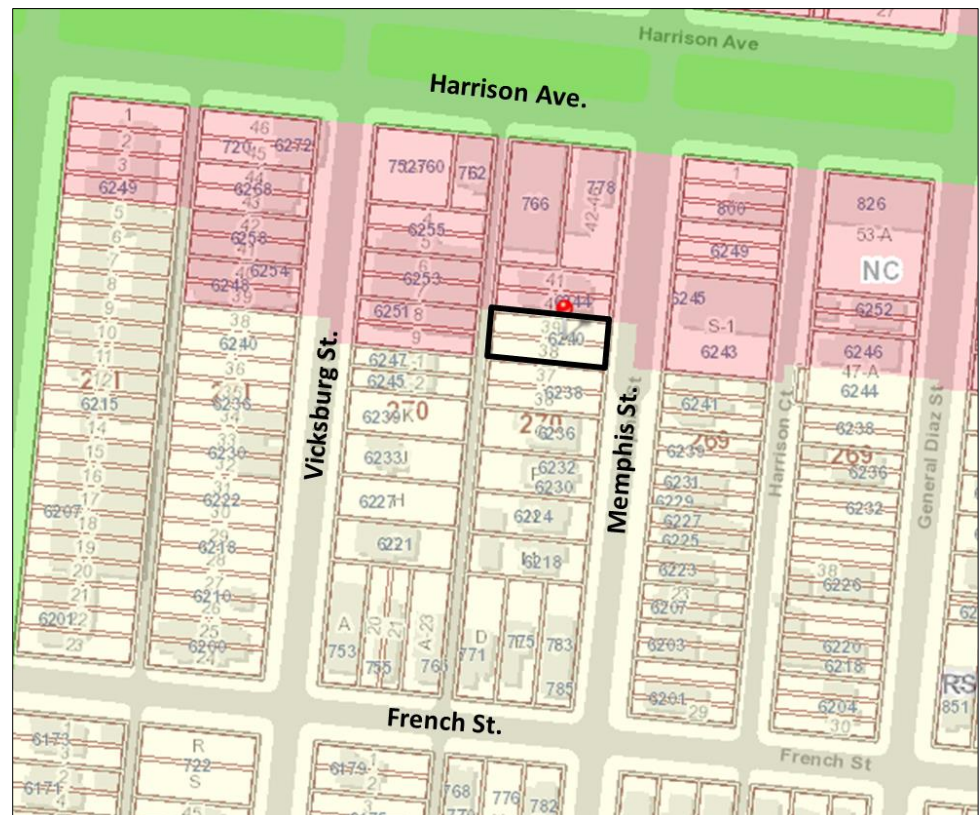
Applicant: Demo Diva

Council District: A

Request: *Change of Future Land Use Map Designation from Residential Single-Family Post War to Neighborhood Commercial.*

Location: Lots 38 and 39, Square 270, bounded by Memphis, French, and Vicksburg Streets and Harrison Avenue, in the Second Municipal District. The municipal address is 6240 Memphis Street. The properties are located in the Lakeview neighborhood.

FLUM Map:



Current Zoning: S-LRS1 Suburban Lakeview Single-Family Residential District

Current Land Use: Vacant

Purpose: The applicant has expressed interest in developing the petitioned site commercially and has noted that these properties have been cut out of the Neighborhood Commercial FLUM designation.

Staff Analysis:

Site Description & Land Use: The subject area is located along the Harrison Avenue corridor in the Lakeview neighborhood. Historically, from at least 1951, the subject sites were used in conjunction and contained a single-family dwelling with a detached auto house. In 2009, the City approved a request by the property owner, Road Home Corporation, for demolition, and the home was subsequently demolished. The lots have remained vacant since then. Demo Diva, LLC, the applicant, purchased the property in February 2016 with the desire to develop it commercially.

Surrounding Land Use Trends: The Harrison Avenue corridor, which includes Harrison Avenue as well as properties on intersecting streets just off of Harrison, is developed primarily with commercial properties, including financial institutions, restaurants, medical clinics, and retail goods establishments. There are also several instances of institutional uses, including a branch of the New Orleans Public Library, St. Dominic's Catholic Church and School, St. Paul's Episcopal Church and School, and a fire station. There is also a mixed-use structure containing offices and multi-family dwellings nearby. The Harrison Avenue corridor has historically had a tradition of non-residential use. However, non-residential uses have slowly sprouted up on properties located just off of Harrison on historically residential properties. Sanborn Maps from 1951 show the early stages of commercial and institutional development along Harrison Avenue, including a movie theater and a fire station. At that time, the area had been subdivided, but many lots were still unimproved. Interior lots along Memphis Street, which are now developed commercially, were single- and two-family residential in 1951. Sanborn Maps from 1994 depict the encroachment of commercial use into the neighborhood, including on the lots adjacent to and across the street from the petitioned property.

Surrounding FLUM Designations: The petitioned site has a FLUM designation of Residential Single-Family Post-War. It abuts the Neighborhood Commercial FLUM that covers approximately one third of the squares fronting Harrison Avenue. Across Canal Boulevard, the properties fronting Harrison are designated Mixed-Use Low Density. Parkland and Open Space designations are also located nearby.

Impacts: This change would allow the Neighborhood Commercial FLUM boundary to become more standardized by straightening the boundary line. Both the applicant and the City Planning Commission received negative feedback from some neighbors during the Neighborhood Participation Program meetings and the Master Plan public meeting held in Lakeview. The applicant initially intended to build a two-story commercial building, with a "residential-cottage, boutique look," with a reclaimed wood showroom on the ground floor and offices on the second floor. However, the applicant decided to adjust her plans after receiving feedback from neighbors. The new plan, according to the applicant, will abandon the

showroom and will solely contain executive suites with an architectural style designed to blend in with the surrounding residential neighborhood.

Recommendation: Approval of the FLUM Designation Change to **Neighborhood Commercial**.

Reason for Recommendation:

1. Adjusting the boundary line of the NC FLUM area would provide consistency with the adjacent squares where the NC FLUM extends onto the intersecting streets.
2. Other properties previously developed residentially adjacent to and across the street from the petitioned properties have transitioned to commercial.

Request number: PD05-08

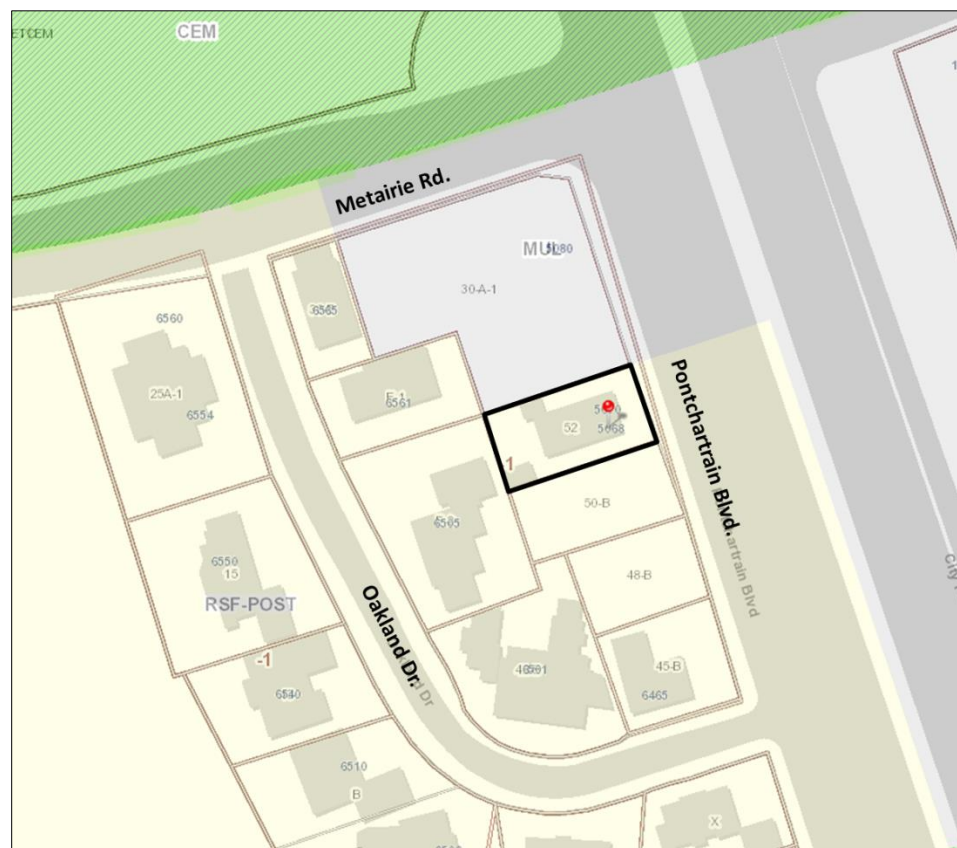
Applicant: Semolina Development, LLC (Greg Reggio)

Council District: A

Request: *Change of Future Land Use Map Designation from Residential Single-Family Post War to Mixed-Use Low Density.*

Location: Lot 52, Square Metairie Road, bounded by Pontchartrain Boulevard, Metairie Road, and Oakland Drive in the Seventh Municipal District. The municipal address is 5068-70 Pontchartrain Boulevard.

FLUM Map:



Current Zoning: S-LB1 Lake Area Neighborhood Business District¹

Current Land Use: Parking lot

Purpose: A change in FLUM designation would allow the property, which went through a zoning change in 2015, to regain consistency with the Master

¹ Zoning Docket 047-15 was adopted by City Council on October 1, 2015 per ordinance number 026598.

Plan. In addition, it will ensure the same designation for the adjacent property, which operates as restaurant, and the subject property, which operates as the restaurant's parking lot.

Staff Analysis:

Site Description & Land Use: The petitioned site is located on the block face of Pontchartrain Boulevard between Metairie Road and Oakland Drive, measuring approximately sixty-two (62) feet in width and one hundred seventeen (117) feet in depth, for a total area of seven thousand two hundred fifty-four (7,254) square feet (0.17 acre). The site was previously developed with a two-family home that the applicant demolished after the City Planning Commission approved the zoning change in 2015. The site now contains additional parking spaces for a restaurant on the adjacent lot.

Surrounding Land Use Trends: The subject site is located adjacent to a small S-LB2 Lake Area Neighborhood Business District that encompasses one lot at the intersection of Metairie Road and Pontchartrain Boulevard, adjacent to the subject site and under common ownership. A large S-LRS3 Suburban Lakewood and Country Club Gardens Single-Family Residential District that extends from the southern boundary of the New Orleans Country Club, north to the I-610, and from the 17th Street Canal east to Canal Boulevard, City Park Avenue and Pontchartrain Boulevard. The site is located adjacent to a small residential community consisting of a dozen large, two-story single family homes developed on large lots, most of which front Oakland Drive. Across Pontchartrain Boulevard, there is a small HU-MU Historic Urban Neighborhood Mixed-Use District as well as a large OS-N Neighborhood Open Space District encompassing the Greenwood and Cypress Grove Cemeteries.

Surrounding FLUM Designations: The petitioned site has a FLUM designation of Residential Single-Family Post-War, as does a large swath of the surrounding area. Due to the approved zoning change granted in 2015 from S-LRS3 Suburban Lakewood and Country Club Gardens Single-Family Residential District to S-LB2 Lake Area Neighborhood Business District, the site is no longer consistent with the Master Plan. Other nearby FLUM designations include Cemetery and Residential Low and Medium Density Pre-War.

Impacts: This change would allow the property to regain consistency with the Master Plan. Additionally, since the adjacent property is already designated Mixed-Use Low Density, any redevelopment would have little additional impact on the surrounding area that the adjacent property would not already provide. The applicant has also stated that in the future they may seek another base zoning change to S-LB2 Lake Area Neighborhood Business District, which would be in keeping with the proposed FLUM designation.

Recommendation: **Approval** of the FLUM Designation Change to **Mixed-Use Low Density**.

Reason for Recommendation:

1. The City Planning Commission approved a zoning change to the base zoning, making the property inconsistent with the Master Plan. This change would allow it to regain consistency.